

**Borough of Watchung  
Board of Adjustment Meeting  
August 10<sup>th</sup>, 2017**

**Minutes**

Chairman Cronheim indicated there was a quorum to conduct business. The Chair stated that this meeting was being held in compliance with N.J.S.A. 10:4-6 of the open public meetings law and proper notification of this meeting has been made.

Salute to the flag.

Chairman Cronheim called the meeting to order at 7:42pm. Salute to the flag. The Chair called for a roll call. Present at the call of the roll were:

Fechtner (X) Hunsinger (X) Dallas (A) Brown (X) Kita (A) Panzarella (X)  
Bell (X) Lauerma (X) Cronheim (X)

INTERPRETATION- Arbita Kohli

Home based chocolate bar business to sell at Farmer's Markets.

Ms. Arbita Kohli was sworn in. Ms. Kohli explained that she would like to purchase a home in the Borough of Watchung, and she makes chocolate bars which she then sells at Farmer's Markets in the area. Ms. Kohli said that she is the only person making the chocolate, with no employees or deliveries made to her home. She has not decided on where exactly she wants to buy, but wanted to make sure that she could continue her business if she did move to Watchung. Chairman Cronheim asked her what Farmer's Markets she goes to, and Ms. Kohli said Red Bank, Maplewood and others. Chairman Cronheim said he saw it more like a home office type of business, and that she also must comply with all Board of Health regulations. Mr. Warner asked Ms. Kohli if she would be using less than 25% of her future home for this business, and Ms. Kohli said yes. The board interpreted that this would be permitted, and that if it ever got bigger where employees were needed, that she would have to make other arrangements. Ms. Kohli agreed.

RESOLUTION BA17-R4

Application BA17-02 Sudha Parikh

35 Kristy Lane Block 6802 Lot 9

Driveway gates

Variance relief for accessory structure in front yard 28-401.B.1.(f)

Any and all variances associated with this application as needed.

V5 Kristy Lane Block 6802 Lot 9

Driveway gates

Variance relief for accessory structure in front yard 28-401.B.1.(f)  
Any and all variances associated with this application as needed.  
APPROVED

Chairman Cronheim said that this resolution had been previously been distributed to the board, and asked if anyone had any questions or comments on this resolution. Hearing none, asked for a motion to approve. Motion was made to approve by Chairman Cronheim, seconded by Mrs. Fechtner. Hearing no more discussion, a roll call was as follows:

Fechtner (yes) Hunsinger (yes) Brown (yes) Bell (yes) Cronheim (yes)  
The motion carried.

Chairman Cronheim asked for a motion to approve minutes from the May 11<sup>th</sup>, June 8<sup>th</sup> and July 13<sup>th</sup>, 2017 meetings.

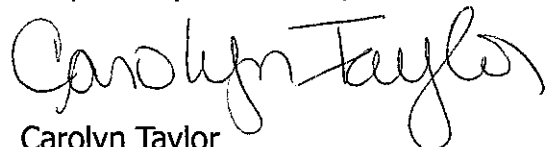
Hearing no discussion, Mrs. Fechtner made a motion to approve, seconded by Mr. Brown. The minutes were accepted by voice vote.

Chairman Cronheim relayed a request from Home Depot, to hold a tented rug sale in their parking lot, beginning August 10<sup>th</sup>, and running through September 10<sup>th</sup>, 2017. Chairman Cronheim explained that the board had already granted two tent sales per year, and that Home Depot would like to hold one more this year. Mr. Bell made a motion to approve the request, seconded by Chairman Cronheim. This motion was approved by voice vote.

The Board closed the public portion of the meeting at 7:48 to go into Executive Session regarding litigation (Watchung Associates v. Borough of Watchung)

Chairman Cronheim reopened the public portion of the meeting at 8:37.  
Hearing no more business, the Chair adjourned the meeting until the next regular meeting of September 14<sup>th</sup>, 2017.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Carolyn Taylor". The signature is fluid and cursive, with the first name "Carolyn" and last name "Taylor" clearly distinguishable.

Carolyn Taylor  
Board of Adjustment Clerk